

1353 SW 1st Street - East Little Havana

Area (SF)	4,749
Lot Size	7,000
Year Built	1925
Folio #	01-4102-006-0860
Zoning	T5-O
Units	5
Asking Price	\$ 1,850,000
Price / SF	\$ 390
Price / SF Lot	\$ 264
Price / Unit	\$ 370,000

Rent Roll

Unit	Unit type	Monthly Rent	Annual Rent	Monthly Proforma	Annual Proforma
1 - 2nd Floor	3 Beds / 1 Bath	\$ 2,625	\$ 31,500	\$ 2,900	\$ 34,800
2 - 2nd Floor	3 Beds / 1.5 Bath	\$ 2,625	\$ 31,500	\$ 2,900	\$ 34,800
3 - 1st Floor	1 Beds/ 1 Bath	\$ 700	\$ 8,400	\$ 1,000	\$ 12,000
4 - 1st Floor Retail	Restaurant	\$ 2,750	\$ 33,000	\$ 4,000	\$ 48,000
5 - 1st Floor Retail	Restaurant	\$ 2,750	\$ 33,000	\$ 4,000	\$ 48,000
Total		\$ 11,450	\$ 137,400	\$ 14,800	\$ 177,600

Revenue

	Current	Proforma
Rent	\$ 137,400	\$ 177,600
Parking 1 - 10	Included	Included
Total	\$ 137,400	\$ 177,600

Expenses

	Current Annual	Current Annual
Utilities	Included	Included
Waste	\$ 6,000	\$ 6,000
FPL	\$ 2,400	\$ 2,400
Insurance	\$ -	\$ 15,000
Taxes	\$ 22,200	\$ 25,000
	\$ 30,600	\$ 48,400

NOI	\$ 106,800	\$ 129,200
CAP Rate	5.77%	6.98%